

**Steepdene, Ashley Cross  
Poole, Dorset, BH14 8TE**



**HEARNES**  
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# Steepdene, Poole, Dorset, BH14 8TE

## SHARE OF FREEHOLD PRICE £250,000

One not to be missed! Super stylish and ultra cool second floor, two double bedroom apartment set moments away from Ashley Cross and offering open plan 'urban style' living, contemporary bathroom, garage and parking. Benefitting from a stunning open plan living area to include a fabulous dual aspect kitchen that truly is a dream. Designed for a chef, the kitchen not only looks great but is extremely functional offering large island and work top spaces, under the backdrop of an exposed brick feature wall, and integrated appliances. This home has been thoughtfully refurbished with internal viewing a must. The property has double glazing, electric heating and is superbly located midway in Steepdene, a cul-de-sac, within 500 yards of Ashley Cross and only 500 yards from Parkstone Train Station which offers regular links to Southampton and on to London.

NB The lease states the flat cannot be rented out

- Contemporary and stylishly renovated second floor 2 double bedroom apartment in a popular location near Ashley Cross
- Open plan, triple aspect main living area with stunning exposed brick feature wall continuing to form worktop splash backs
- Chef's kitchen to include an extensive range of 3 toned units, black, cream and stainless steel, with block wooden work tops over and central island extending to a breakfast bar. Integrated appliances to include Smeg electric domino grill top, ceramic hob, oven, microwave, undercounter fridge and freezer, drinks fridge, slimline dishwasher
- Urban style sitting area with a very cool and relaxed feel having a wall mounted bio ethanol feature fireplace and exposed timber shelving
- Beautifully refurbished modern bathroom having a Mira electric shower fitted over the bath and extensive complimentary tiling, electric towel rail and storage cupboard
- 2 double bedrooms, both with built in cupboards
- 3 good sized storage cupboards
- Steepdene is a well thought out development of 81 apartments spread over several blocks. This well run block does not allow any rentals, has communal gardens to include outside washing lines.
- Double glazing & electric heating \*
- Wall mounted bio ethanol feature fireplace
- Garage in block, with further communal parking

\*The electric heating is currently infrared bar heaters which can be left, or a new buyer could add electric radiators.

Steepdene is within 500 yards of Ashley Cross with its café culture and range of independent shops including a patisserie, upmarket restaurants, cafes, and bars as well as the mainline railway station. Poole Town Centre is just over 1½ miles away offering a wide range of shops, cafes, bars, restaurants, and the local award-winning beaches are just over 2 miles way.

Term of Lease: 999 years from 1983

Maintenance Charges: £150 per month from 1<sup>st</sup> April 2022

Ground Rent: Peppercorn

**COUNCIL TAX BAND: B**

**EPC RATE: D**



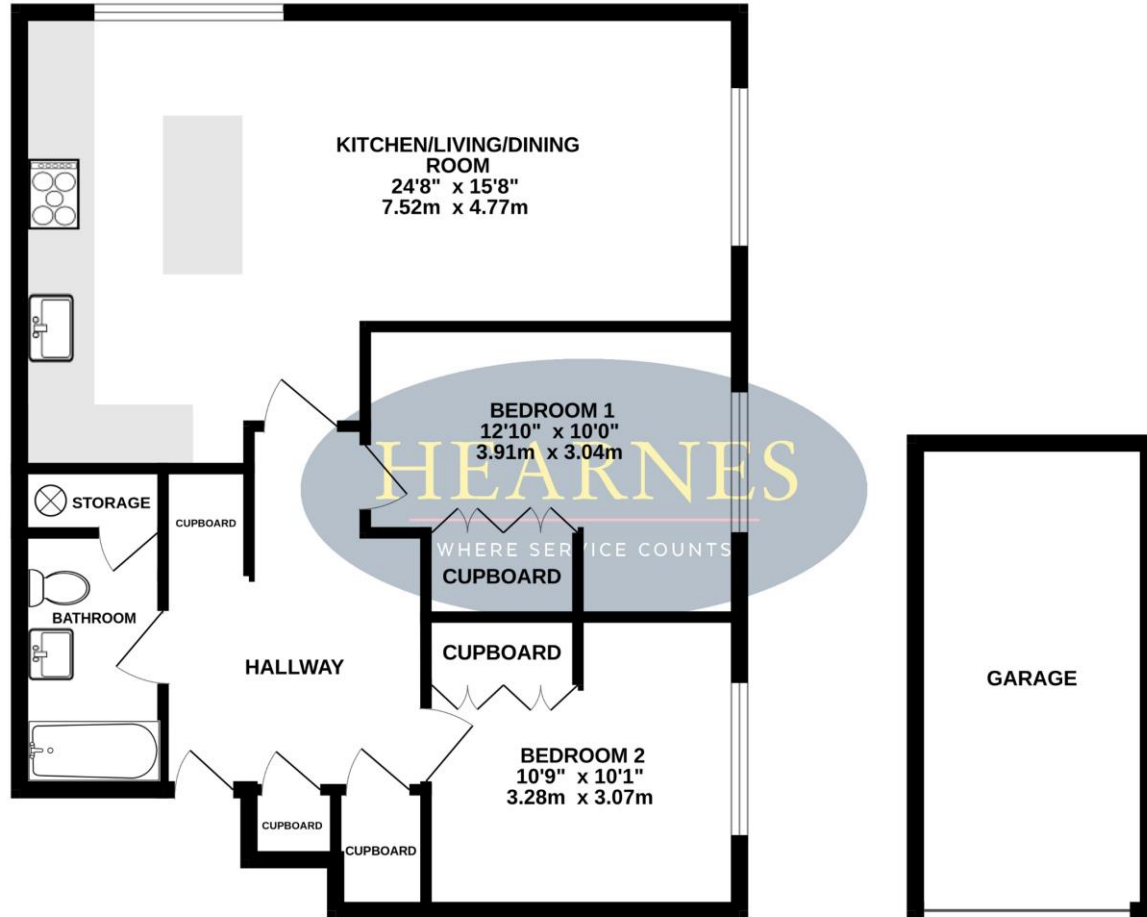
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Ashley Cross



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